

Minutes of the Planning Commission Meeting of March 2, 2006

4:30 pm

MEMBERS PRESENT: **Mayor Kenneth E. Patton, Chairman**
 John Frey, Council Representative
 Ray Porterfield
 Dan Enovitch
 Jim Oper

ALSO PRESENT: **Tom Ockington, Building Commissioner**
 Diane Schiavone, Acting Secretary

Chairman – I would like to call the Planning Commission meeting to order. Roll call was taken and all members were present. **A motion to approve the Minutes from the February 2, 2005 meeting was made by Dan Enovitch. Second – Jim Oper. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #1 – Weber Architecture, Fifth/Third Bank

Gerald Weber, of Weber Architecture along with Keith Hamulak of CB Richard Ellis, Inc. were present to request Final Site Plan Approval to construct a Fifth/Third Bank to be located on the southwest corner of Biddulph and Tiedeman Roads. Mr. Weber indicated a driveway has been eliminated, the retaining wall has been moved and additional greenery and landscaping has been added to cover two-thirds of the retaining wall. He stated the retaining wall will be constructed of versa-lock material and will be a brown/grey color. Mayor Patton added statements have been made regarding the widening of Tiedeman Road by ODOT and NOACA. Council Representative, John Frey inquired if this parcel falls within the tax abatement area. Building Commissioner, Tom Ockington stated it does and the abatement is for fifteen (15) years at fifty-five percent (55) % if prevailing wages are paid during construction.

Audience members consisted of Tiedeman Road residents; John Gerald, Mary Lee Bowen, Barb Paulitzky and Edward Wielkiewicz. Audience member John Gerald, resident of Tiedeman Road made statements regarding traffic issues and the value of the existing residential properties once the construction of the bank has been completed. Mr. Gerald requested a meeting with Mayor Patton to further discuss this and other issues. Mary Lee Bowen, resident of Tiedeman Road inquired how many other bank marts Fifth/Third had within a 5 mile radius of the proposed bank and if they would be closing those locations. Mr. Hamulak stated to date, there are no projected closings. **A motion to approve this request was made by Mayor Patton. Second – Dan Enovitch. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #1 – Dr. Bshara, 4480 Ridge Road

Dr. Ibrahim Bshara was present to request Similar Conditional Use Approval to locate a medical clinic to be located at 4480 Ridge Road. Dr. Bshara indicated he would like to purchase the property from the City of Brooklyn and renovate the premises to relocate his medical facility. He will be utilizing the 2,500 square feet of space at the south end of the existing building. The remainder of the building will be remodeled at a later point in time. Building Commissioner, Tom Ockington stated this requires Council Confirmation. **A motion to approve the request for Similar Conditional Use Approval pending Council Confirmation was made by John Frey. Second – Mayor Patton. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #3 – Infinity Site Development, 9200 Clinton Road

Z. Satarawala representing Nextel was present to request Site Plan Approval to co-locate on an existing wireless facility located at 9200 Clinton Road. Building Commissioner, Tom Ockington stated this is a permitted use at this location and that the plans have been reviewed by David Reicholt. Mr. Reicholt included a paragraph in his approval letter noting loose bolts on the tower. Mr. Satarawala stated this issue will be corrected at the time of installation. **A motion to approve the request was made by Mayor Patton. Seconded – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #4 – GPD Group, 4647 Ridge Road

Mike Morrison representing the GPD Group was present at the meeting to request Preliminary Site Plan Approval to construct a 3,387 square foot one-story dental office to be located at 4647 Ridge Road. Mr. Morrison began the discussion by stating there will be two means of ingress and egress from Biddulph Road and one from Ridge Road. Board Member, John Frey inquired regarding environmental issues. Mr. Ockington stated an approval letter from the State of Ohio had been received regarding the removal of tanks. However, the Fire Chief disagrees with the State report. Mr. Morrison stated a technical engineer will be on-site during construction to address environmental issues. Mayor Patton inquired if the property owners have met with the abutting property owners. Mr. Morrison indicated meetings were being arranged to address any questions or concerns the other property owners have.

A motion to approve the request was made by Mayor Patton. Second – Ray Porterfield. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.

A motion to adjourn the meeting was made by Mayor Patton. Second – Dan Enovitch. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.